74 Lake Avenue Rainham Essex RM13 9SH

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Metres

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ReQuestaPlan

Plan Produced for: P. Berry

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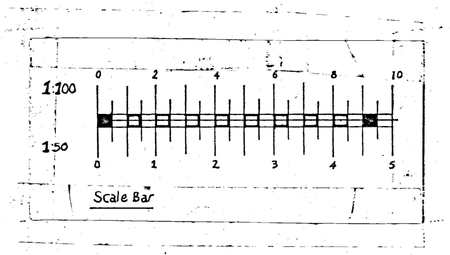
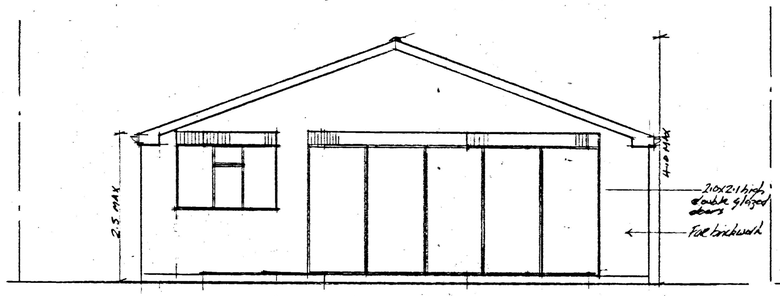
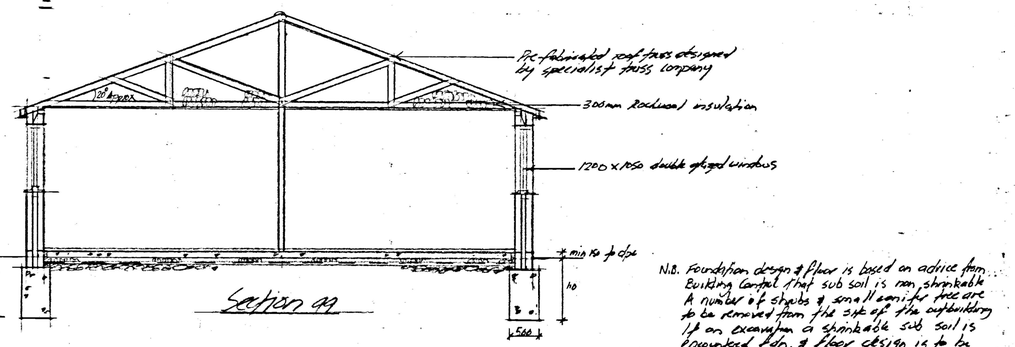
Plan Number/Project ID: TQRQM19016155446691

Scale: 1:500 @ A4



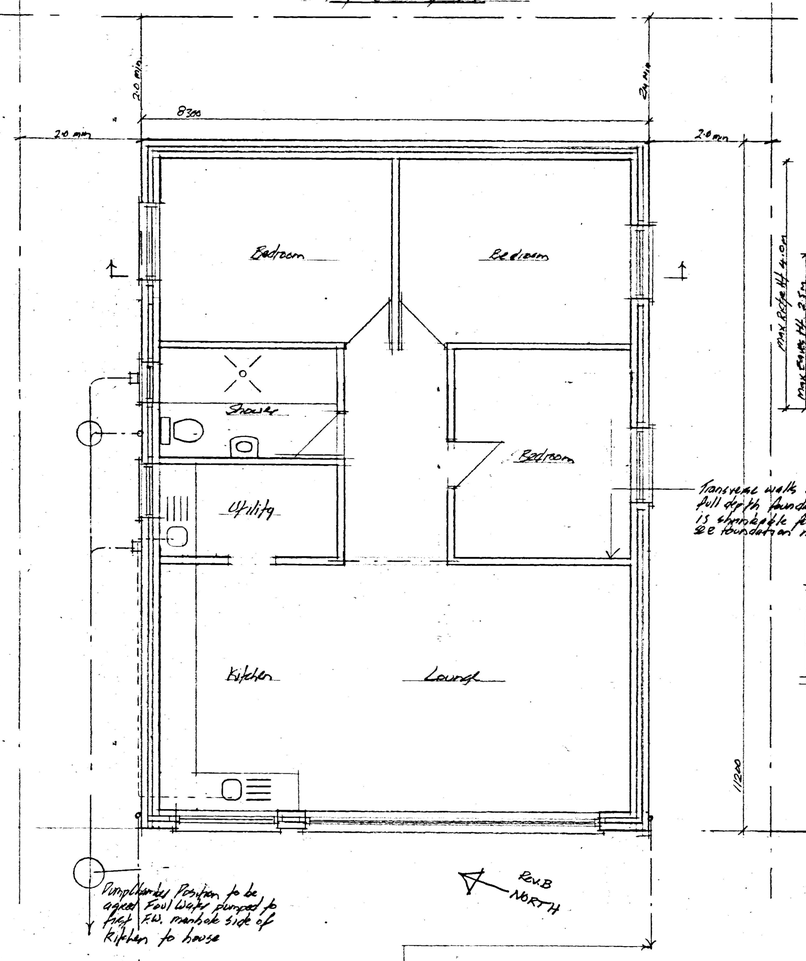


Proposed Front View

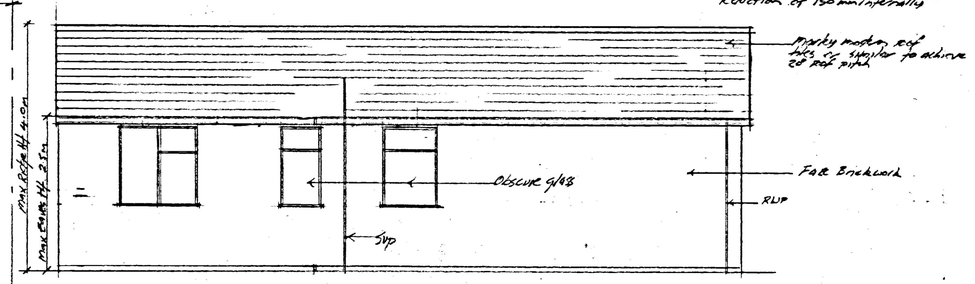


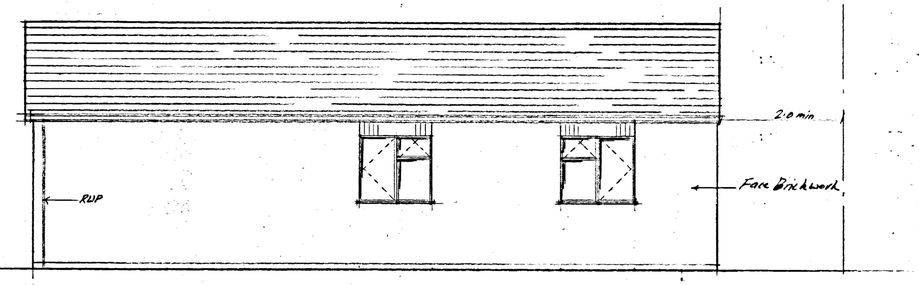
Section aa

N.B. Foundation design & floor is based on advice from Building Control that sub soil is non shrinkable. A number of shrubs & small conifer trees are to be removed from rear side of the outbuilding & on excavation a shrinkable sub soil is encountered then foundation & floor design is to be re-assessed to achieve a suitable foundation depth & a beam & block floor which may also require transverse internal walls to have suitable foundation to support floor beams with min 75mm void below. This may result in ceiling height reduction of 150mm internally



Proposed Plan





Proposed Side Elevations

Rev. A 25/8/22 - Internal layout & use amended with associated external elevation amendments

REV B - 15/9/22 North arrow added to floor plan

Foundations

500mmx850mm mass fill Grade 20 Sulphate resistant cement concrete foundations to BS 8500-1:2002. Reinforced with 3no. T12mm m.s. reinforcement rods top & bottom with min. 75mm cover, taken min. 1.0m deep to a suitable virgin bearing strata and to the invert of any drains under or adjacent to the foundations. All foundations are to be taken min. 500mm below any visible tree roots. Final foundations are to be agreed with the Building Control Surveyor on site prior to concreting. Note foundation and floor note on plans if a shrinkable sub soil is encountered. Building Control advice is that sub soil is non shrinkable to this area.

Drains

New drains to be 100mm flexibly jointed to BS.EN1401 laid in accordance with manufacturer's details with min 1:60 falls with 150mm pea shingle bed and surround. Drains passing through walls/foundations to be bridged by r.c. lintels. Above ground wastes to BS EN 12056 40mm shower, wastes and 32mm to basins with 75mm deep seal traps and access to bends. Storm water to discharge to 2no. 1m3 soak away at 6m distance from any building and filled with Aqua cell crates by Waving Osma laid to manufacturers details. 100mm half round gutters and 68mm rwp's to trapped gully. New SVP's to have rodding access 450mm from base. Foul drainage is to be taken to foul water pump chamber suitable for the length required to pump to nearest foul water chamber adjacent to main dwelling, pump chamber and details to be provided to Building Control for agreement prior to its installation.

Cavity Walls

Two skins of semi-engineering brickwork below dpc level then 100mm lightweight block work above dpc with 100mm Dritherm32 insulated cavity with 103mm brickwork externally to clients choice with stainless steel double triangle walls ties to BS1243 @450mm c/c's vertically and 750mmc/c's horizontally cavities closed at reveals with Thermabate insulated cavity closers with ties every block course within 100mm of reveals/cills.

Internal Walls

100mmx50mm s.w. stud and noggins at 400mmc/c's fixed to head and sole plates insulated with 100mm Isowool insulation. Lined each side with 12.5mm plasterboard and set coat or 100mm standard block walls plastered each side.

DPC

Polythene to BS6516 or bitumen based to BS6398 bedded in mortar 150mm above external finished ground levels fully lapped at corners and with existing dpc's and new dpms. Cavity trays as indicated on plans.

Lintels

Catnic insulated lintels to openings of correct profile and spans involved to external walls & Catnic solid wall lintels to internal walls or as specified on plans with min.150mm end bearings. All walls to be laterally restrained by 30x5 m.s. straps fixed to walls and engaging 3 no. roof/floor joists with solid noggins @1800mm c/c's all to CP111.

Pitched Roof

Tiles to be suitable for roof pitch of approx.. 20 degrees to be checked on site laid to manufactures details all tiles to be nailed in place on 50mmx38mm s.w. treated battens laid gauge to suit tile laps required over breathable felt layer by Tyvek or similar on Prefabricated roof trusses designed and fitted to manufacturers details. Insulate ceiling with 300mm total thickness of Rockwool or between rafters finished with 12.5mm plasterboard and plaster finish. Provide lateral restraint straps to gable end walls with 30mmx5mm galv. ms straps at 1800mm c/c's

Solid Floor

Min 65mm reinforced sharp sand/cement screed on min 150mm over site concrete reinforced with layer of A142 mesh with min 50mm cover on 500g polythene separating layer over 75mm Recticel Eurothane GP floor insulation boards turned up around perimeter on 1200g dpm on a layer of sand blinded well consolidated MOT type 1 fill. All vegetation to be removed from site.

Windows/Glazing

All windows to be hermetically sealed double glazed Low 'e' Argon filled glass units to achieve 1.6W/m2K. Air gap to be min. 16mm. Any glass in or adjacent to doors to be toughened glass to BS6206 within 1.5m of floor level or any glazing below 800mm.

Ventilation.

Background ventilation. Trickle vents to BS.EN13141-1:2004 with equivalent flow area min.8000mm2 with controllable operation fitted to window/door head.

Purge ventilation via windows/doors equal to 5% of the total enclosed floor area of the room served if the window opens over 30 deg. Or 10% if less.

Extract fans manually operated intermittent axial or centrifugal fans as follows- Shower room 15 l/sec with10mm air gap below door.

Electrical Installations.

All wiring and electrical work to be designed installed and tested in accordance with BS7671 the IEE 17th Edition wiring and Building Regulation Part P guidance by a person who is a member of the Competent Persons Scheme authorised by the Secretary of State who will serve within 30 days of completion of the works a self-certification certificate and a BS7671 Electrical Test Certificate on the client and Local authority. Provide low energy lighting to all fittings with a luminous efficacy >40lumens/circuit watts with low energy PIR controlled external fittings.

Notes

All dimensions are to be checked by contractor prior to undertaking any works or ordering materials at each stage. This drawing has been produced to apply for Planning and Building Control consents only and should be construed as such and not used as a working drawing. No responsibility is taken for any unforeseen or hidden works, services or boundaries or for obtaining any statutory or landlord or covenant consents which are the sole responsibility of the building owner. The client and appointed contractor s attention is drawn to the requirements of latest CDM regulations and as such are to follow all HSE guidance notes notification procedures and safe working practices adhering to all material and manufactures details and recommendations. Plan drawer is not acting as Principle safety designer.

PROPOSED SINGLE STOREY OUTBUILDING

AT

74 LAKE AVENUE

RAINHAM ESSEX

RM13 9SH

Plan No. LAO-01 REV B 15/9/22. North arrow added **Date JANUARY 2019**

Scale 1:50